

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10587 C A G Associates, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Howard H. Mackey abstaining, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - May 17, 1971

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at 1019 19th Street, NW., Lots 817-819, 815 and 851, Square 107, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. The property is currently being used as a parking lot.
3. The appellant proposes to erect a 13 story office building on subject property.
4. The area of the subject property is 8,707 square feet and the area of the proposed building is 90.203 square feet. The total area of the roof structure will be 1,787 square feet (.2052) and the FAR of the building without roof structure will be 88.416 square feet. The FAR of the roof structure will be 1,787 square feet (.2052).
5. The penthouse will contain mechanical equipment, boiler and elevator machine room. The penthouse will also include a washroom and toilet.

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6. The material and color of the street facade of the building will be gold glass, brass glazing members and white P.C. concrete. The material and color of the roof structure will be precast concrete.

7. This appeal was filed and heard under plan by Goenner-Woodhouse Associates, Architects, drawings No. 2-1,8,12, and 13, approved as noted by Arthur P. Davis, member of the Board on March 22, 1971.

8. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

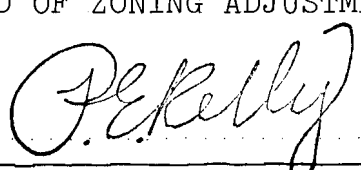
The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

We are further of the opinion that the washroom and toilet included as part of the penthouse will not have an adverse affect upon the use of adjoining property and will not substantially impair the purpose and intent of the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY, Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.